012.0	0004	0004.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	897,700	/	897,700
USE VALUE:	897,700	/	897,700
ASSESSED:	897,700	/	897,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
9		PRINCETON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CAMERON MELANIE
Owner 2:	
Owner 3:	
Street 1:	9 PRINCETON RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CAMERON FRANCES/TRUSTEE -
Owner 2:	CAMERON FAMILY TRUST -
Street 1:	9 PRINCETON RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 8,870 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1963, having primarily Texture 111 Exterior and 1616 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8870.000	139,600		758,100	897,700
Total Card	0.204	139,600		758,100	897,700
Total Parcel	0.204	139,600		758,100	897,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 555.51 | /Parcel: 555.5

Legal Description

User Acct

9715

GIS Ref

GIS Ref

Insp Date

11/04/17

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 012.0-0004-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	139,800	0	8,870.	758,100	897,900	897,900	Year End Roll	12/18/2019
2019	101	FV	114,000	0	8,870.	943,400	1,057,400	1,057,400	Year End Roll	1/3/2019
2018	101	FV	114,000	0	8,870.	600,300	714,300	714,300	Year End Roll	12/20/2017
2017	101	FV	114,000	0	8,870.	548,900	662,900	662,900	Year End Roll	1/3/2017
2016	101	FV	114,000	0	8,870.	446,000	560,000	560,000	Year End	1/4/2016
2015	101	FV	115,300	0	8,870.	446,000	561,300	561,300	Year End Roll	12/11/2014
2014	101	FV	115,300	0	8,870.	406,500	521,800	521,800	Year End Roll	12/16/2013
2013	101	FV	115,300	0	8,870.	386,800	502,100	502,100		12/13/2012

!1213!

PRINT

Date	Time
12/10/20	16:52:26

LAST REV

Date	Time
03/03/20	11:27:24
danam	
1213	

USER DEFINED

Prior Id # 1:	9715
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CAMERON FRANCES	56633-49		3/23/2011	Estate/Div	1	No	No		
CAMERON FRANCES	52628-590		4/23/2009	Family	1	No	No		
	11532-725		7/1/1968			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/12/2019	1830	Siding	30,688	C				
11/10/2015	1743	Siding	3,900					
1/7/2011	24	Porch	6,750					REPAIR

ACTIVITY INFORMATION

Date	Result	By	Name
11/4/2017	MEAS&NOTICE	BS	Barbara S
2/24/2009	Meas/Inspect	163	PATRIOT
3/9/2006	Inspected	BR	B Rossignol
3/30/2000	Inspected	276	PATRIOT
9/27/1999	Measured	264	PATRIOT
10/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8870		Sq. Ft.	Site		0	85.	1.01	2			Water F	30					758,144						758,100	

Total AC/HA: 0.20363 | Total SF/SM: 8870 | Parcel LUC: 101 | One Family | Prime NB Desc: KEL/MANOR | Total: 758,144 | Spl Credit | Total: 758,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	6 - Slab		
Frame:	1 - Wood		
Prime Wall:	19 - Texture 111		
Sec Wall:			%
Roof Struct:	7 - Shed		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:	k - Kelwyn Manor		

GENERAL INFORMATION

Grade:	D - Fair		
Year Blt:	1963	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	Yes	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.29975247
Const Adj.:	0.96030402
Adj $ / SQ:	118.575
Other Features:	79517
Grade Factor:	0.73
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	202356
Depreciation:	62730
Depreciated Total:	139625

COMMENTS

NO BMT & EXTENSIVE INT & EXT FIRE DAMAGE AUG 8 2005 & WDK HAS EXTENSIVE ROT WITH VISIBLE HOLES IN DECK SURFACE & NOT INHABITABLE SINCE FIRE..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	5	BRs:	2	Baths:	1	HB					

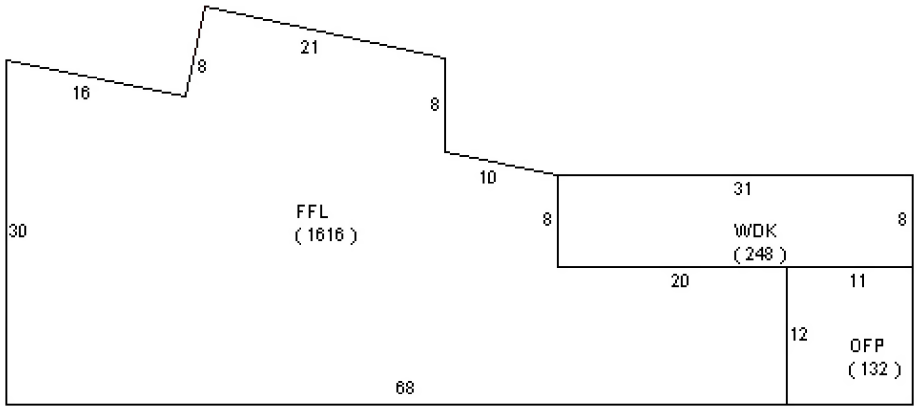
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	86.56
Special Features:	0	Val/Su Net:	69.94
Final Total:	139600	Val/Su SzAd	86.39

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,616	118.570	191,617
WDK	Deck	248	9.630	2,389
OFP	Open Porch	132	27.850	3,676

Net Sketched Area:	1,996			Total:	197,682
Size Ad	1616	Gross Are	1996	FinArea	1616

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

012.0-0004-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	